

RESOLUTION 16-R-PS-45 to adopt a Plan of Services for approximately 32.8 acres along Barfield Road, Ted Petty, applicant. [2016-511]

WHEREAS, the Owner(s) of the territory identified on the attached map as the "Area to be Annexed" have either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a proposed Plan of Services for such territory was prepared and published as required by T.C.A. §6-51-102 and T.C.A. §6-51-104; and

WHEREAS, the proposed Plan of Services was submitted to the Murfreesboro Planning Commission on September 7, 2016 for its consideration and a written report, at which time the Planning Commission held a public hearing and thereafter recommended approval of the Plan of Services to the City Council;

WHEREAS, a Public Hearing on the proposed Plan of Services was held before the City Council of the City of Murfreesboro, Tennessee, on November 3, 2016, pursuant to a Resolution passed and adopted by the City Council on September 22, 2016, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on October 17, 2016; and,

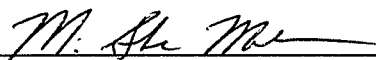
WHEREAS, the Plan of Services for the territory identified on the attached map as the "Area to be Annexed" establishes the scope of services to be provided and the timing of such services and satisfies the requirements of T.C.A. §6-51-102.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

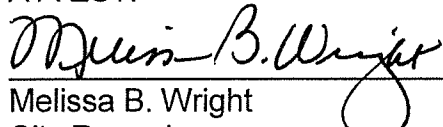
SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the "Area to be Annexed" is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing of such services.

SECTION 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, **Resolution 16-R-A-45**, the public welfare and the welfare of the City requiring it.


Passed: November 3, 2016


Shane McFarland, Mayor

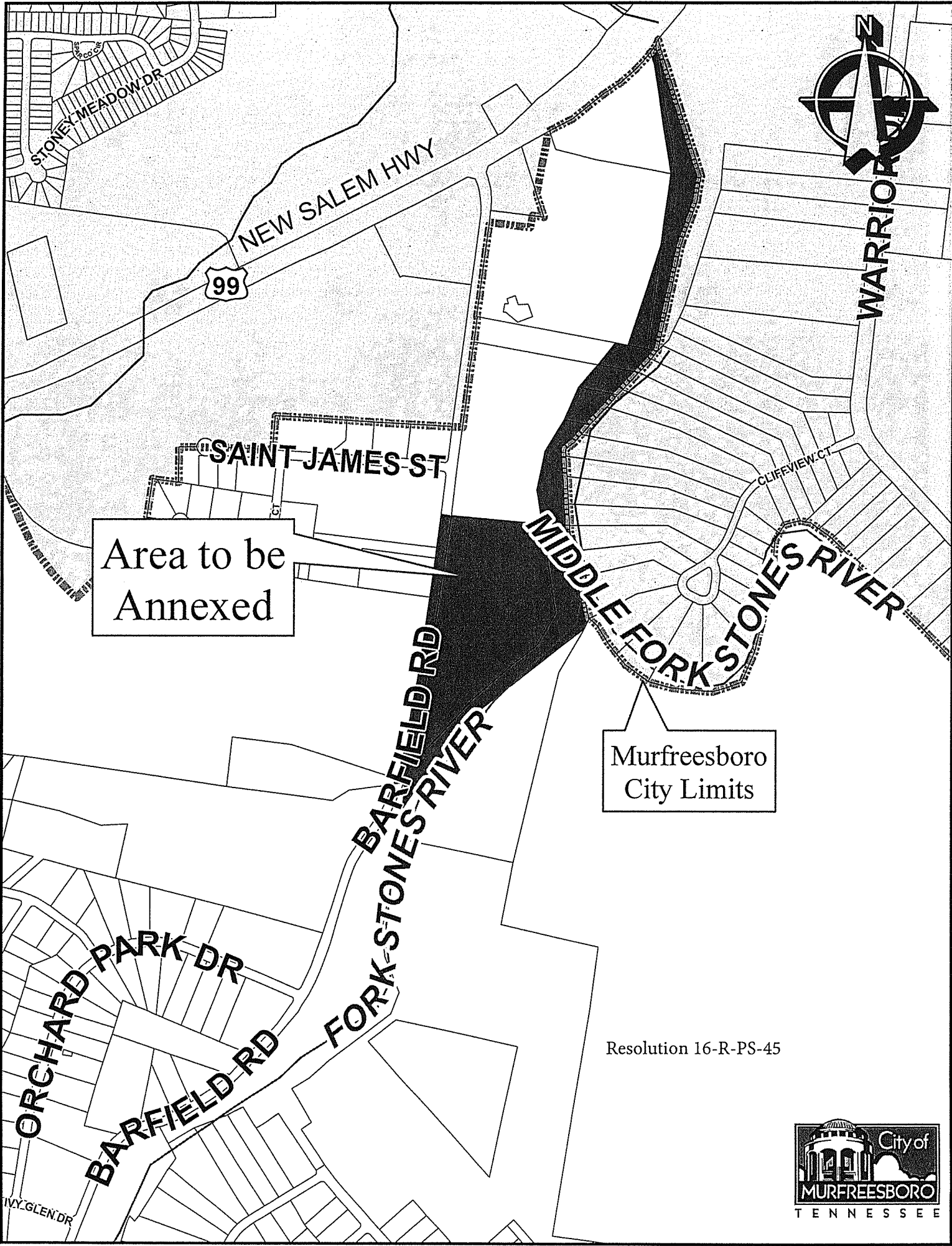
ATTEST:


Melissa B. Wright
City Recorder

APPROVED AS TO FORM:


Craig D. Tindall
City Attorney

SEAL



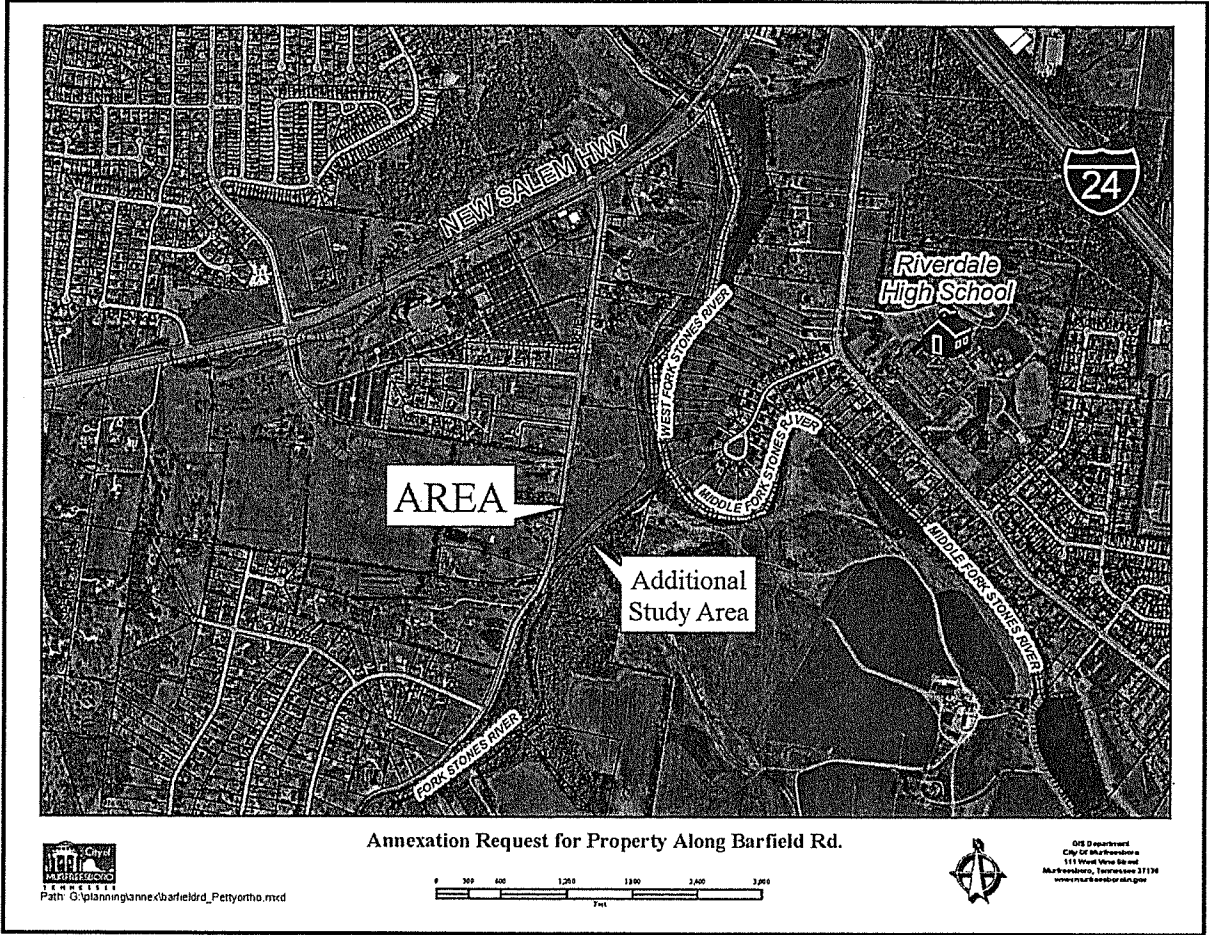
Resolution 16-R-PS-45



**ANNEXATION REPORT FOR PROPERTY LOCATED
ALONG BARFIELD ROAD
INCLUDING PLAN OF SERVICES**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
September 7, 2016**



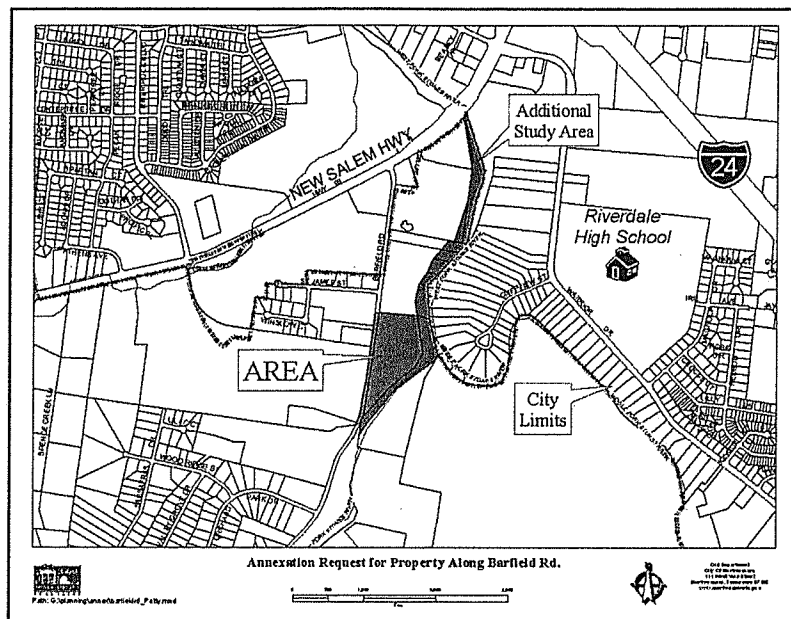
INTRODUCTION

OVERVIEW

The applicant, Ted Petty, has requested annexation of property located along the east side of Barfield Road.

The area studied in this Plan of Services includes a 15.08-acre parcel (portion of Tax Map 113, Parcel 5.01) and an adjacent 1,600 linear-foot portion of Barfield Road. Additionally, eight City-owned greenway parcels totaling 15.47 acres and situated to the east and northeast of the study area are included in the plan of services. These parcels constitute the “additional study area” and are identified as Tax Map 113, Parcels 5.06, 5.07, 5.08, 5.09, 5.10, and 5.11, as well as Tax Map 102, Parcels 56.05 and 56.06.

The study lies within the City of Murfreesboro’s Urban Growth Boundary and adjoins the City on the east. Adjacent areas to the south and west lie within the unincorporated County.

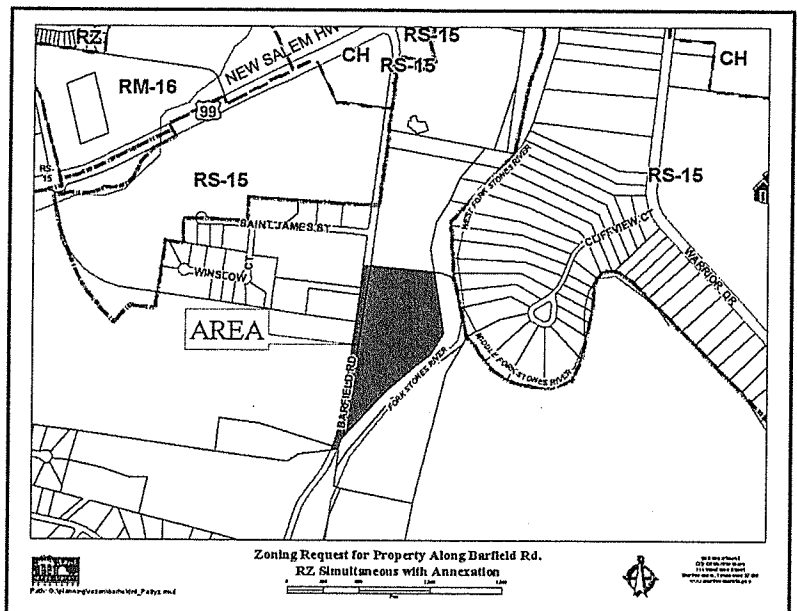


CITY ZONING

The applicant has requested rezoning to RZ (Residential Zero-Lot Line District) simultaneous with annexation. The entire study area is presently zoned RM (Residential – Medium Density) in the County.

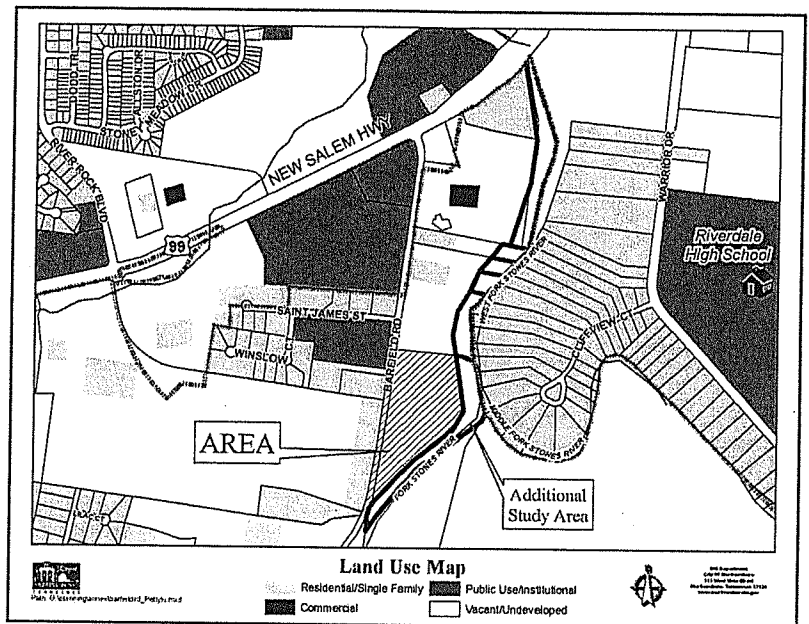
No rezoning is being sought for the eight City-owned greenway parcels (15.47 acres) that lie east and northeast of the study area. These parcels are currently zoned RM in the County and will be zoned RS-15 (Single-Family Residential) in the City upon annexation.

Adjacent properties to the east of the City-owned greenway parcels are zoned RS-15 (Single-Family Residential). Adjacent properties to the south and west of the study area lie outside the City's boundaries and are zoned RM in the County.



PRESENT AND SURROUNDING LAND USE

The 15.08-acre primary study area is presently vacant. Adjacent City-owned parcels (indicated as "Additional Study Area") to the east and northeast of the primary study area are presently used for the City greenway. Other surrounding land uses include single-family residential on the north and west of the primary study area. A small church is situated on a 4.07-acre lot to the west of the study area.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2016 will be due on December 31, 2017. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor's Office. The current tax rate for the City of Murfreesboro is \$1.2703/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Ted Petty	15.08	\$12,950	N/A	\$3,238	\$41.13

These figures are for the property in its current state.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #2.

ELECTRIC SERVICE

The property is located within Middle Tennessee Electric Membership Cooperative's (MTEMC) service boundary. MTEMC has facilities and capacity in place to serve the proposed development. The electrical infrastructure installed to serve the proposed development will be required to adhere to MTEMC standards.

STREET LIGHTING

Street lighting will be installed on the property in accordance with MTEMC standards if any future development on the property includes public streets.

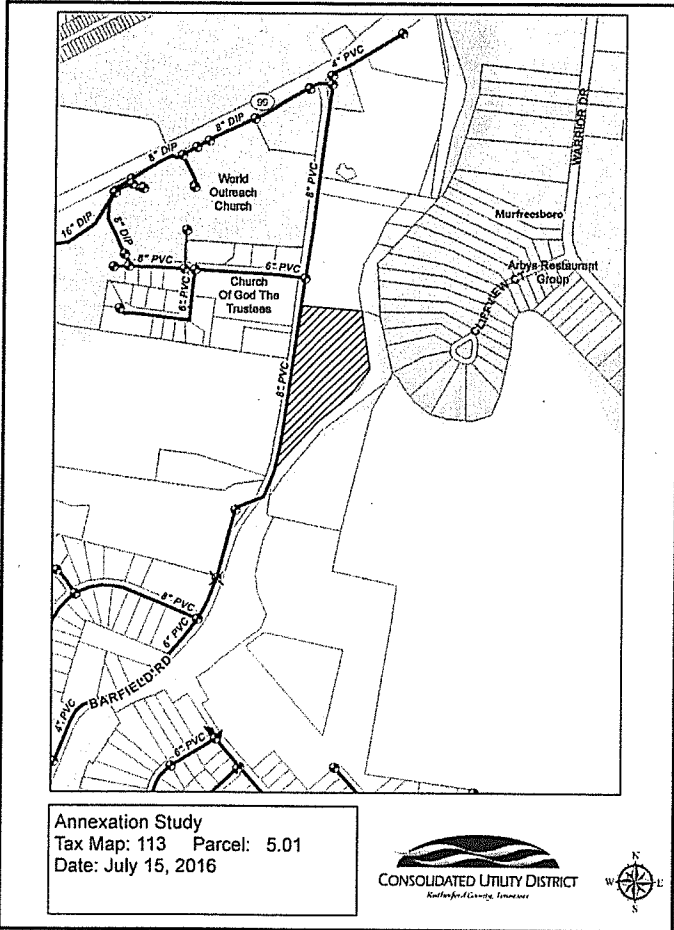
STREETS AND ACCESS

The study area currently has access to Barfield Road, a community collector, on the west. Barfield Road is proposed to be improved to a three-lane street section on the City's Major Thoroughfare Plan. Any new connections to Barfield Road must be approved by the City Engineer. Upon annexation, the 1,600 linear foot portion of Barfield Road included in the study area will become the responsibility of the City of Murfreesboro. Because Barfield Road is listed on the Major Thoroughfare Plan and is a substandard street, any new development along Barfield Road will be required to dedicate right-of-way and upgrade the roadway to current City standards. Any future public roadway facilities serving the study area must be constructed to City standards.

WATER SERVICE

The study area lies within Consolidated Utility District's (CUD) service area. The study area is presently served by an eight-inch water line which runs along the east side of Barfield Road. Should any new uses be proposed on the property, the developer/owner shall submit a Water Availability Request to CUD.

The existing water lines are shown on the adjacent map. Any new water line development must be done in accordance with CUD's development policies and procedures.

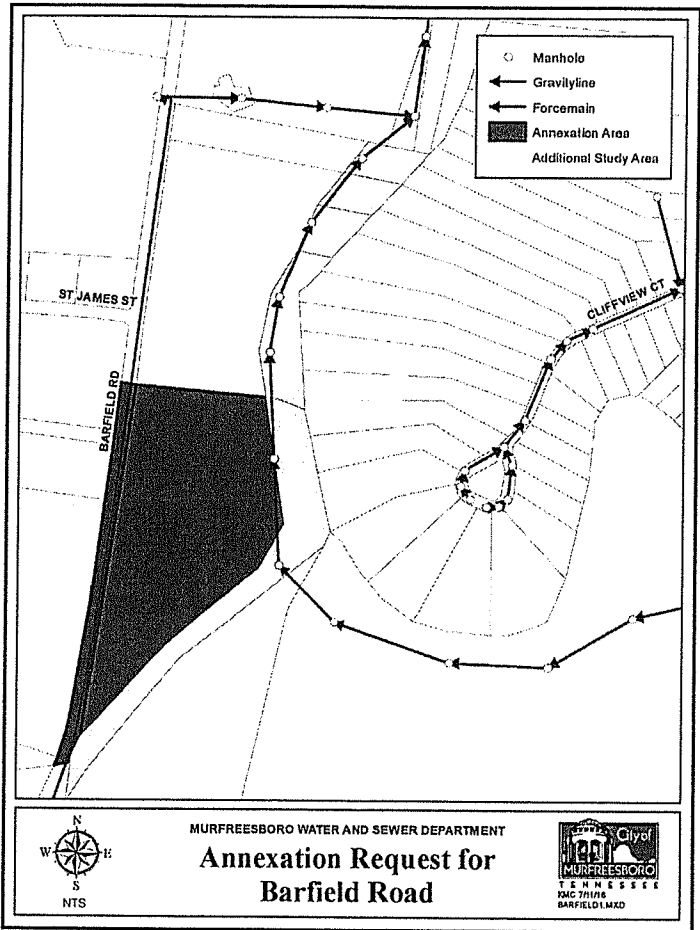


SANITARY SEWER SERVICE

Sanitary sewer is currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." Sewer service will be provided from either an existing eight-inch sewer main flowing west to east located within the northern and southern sections of the study area or an existing 36-inch sewer main flowing south to north within the eastern section of the study area. All sewer main improvements and easements needed to serve the subject properties are to be acquired and installed by the developer in accordance with MWSD's development policies and procedures.

The existing sewer is located within the Salem/Barfield Assessment District. Because the study area will not connect into the infrastructure built at the time of the assessment, the study area will not be subject to assessment fees. However, current and standard connection fees will apply.

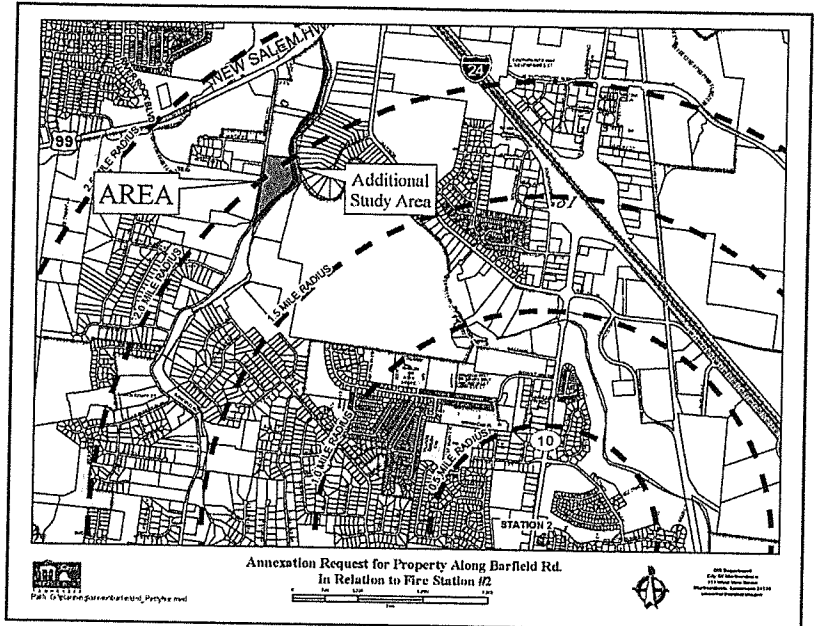
The red lines on the adjacent map represent existing sewer lines.



FIRE AND EMERGENCY SERVICE

The annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). The MFRD will provide fire protection with a full-time, professional staff as well as medical first responder service. Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District (CUD) policies and procedures.

The closest fire station to the subject tract is Fire Station #2, located at 2880 Runnymede Drive, 3.7 miles from the study area. Fire Station #9, located at 802 Cason Lane, is 4.0 miles from the study area. The MFRD can provide ISO Class Two (2) fire protection. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.



SOLID WASTE COLLECTION

The City will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. The initial day of service will be Thursday. In its current state, no additional equipment or manpower will be needed to serve the study area.

BUILDING AND CODES

The property will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports.

These facilities and programs are wholly funded by the Murfreesboro tax payers. Children who are residents of the City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

CITY SCHOOLS

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area is located in the Cason Lane Elementary school zone.

GEOGRAPHIC INFORMATION SYSTEMS

The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.

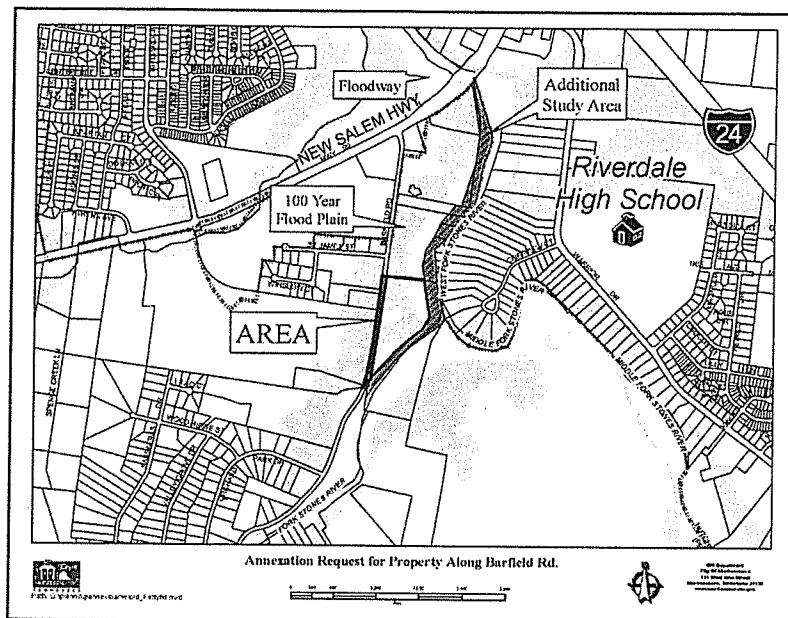
PLANNING, ENGINEERING, AND ZONING SERVICES

The property will come within the City's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary, and final plats. Among other duties, the Planning and Engineering Departments will inspect and monitor new construction of streets and drainage structures for compliance with the City's development regulations.

FLOODWAY

A portion of the study area is located within a floodway or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). Additionally, the easternmost portion of the study area lies within the floodway.

The adjacent map shows the floodway boundary in yellow and the 100-year floodplain boundary in blue.



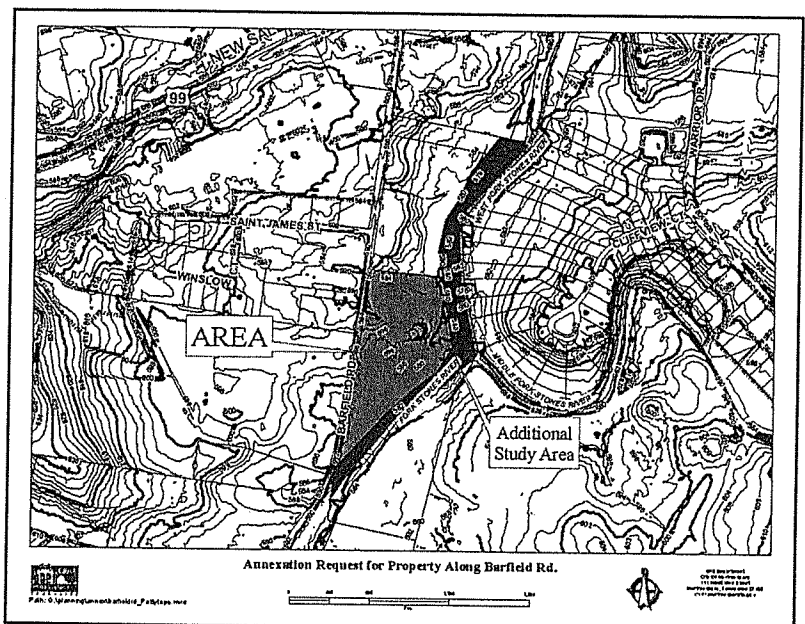
DRAINAGE

The property drains from west to east to the West Fork Stones River. Public drainage facilities available in the study area include roadside ditches along Barfield Road and two cross drains onto the study area. In addition, cross drains under Stones River Greenway serve the study area. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

New development on the property must meet the City's requirements for building in the floodplain, including properly elevating structures and preventing encroachments in the floodway.

New development on the property must also meet overall City of Murfreesboro Stormwater Quality requirements including water quality and detention. Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed residential land use and considering applicable credits, this property has the potential to generate \$1,200 in Stormwater Utility Fees annually upon full development.

The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



ANNEXATION FOLLOW-UP

The Murfreesboro City Council will be responsible for ensuring that this property will receive City services described in this plan. According to Public Chapter 1101 passed by the Tennessee Legislature, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing City services according to the plan of services and any proposed changes to the plan. A public hearing will also be held on the progress report.